

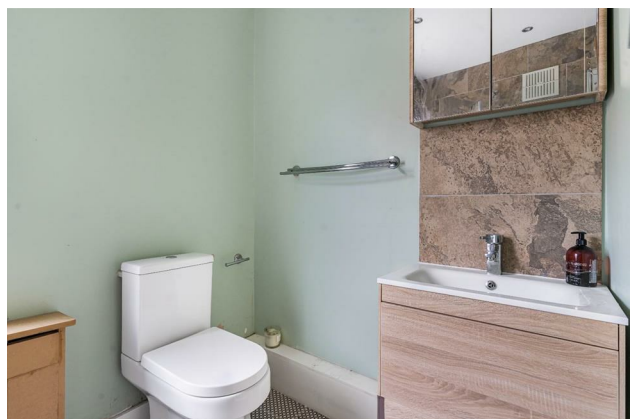
HUNTERS®

HERE TO GET *you* THERE

Sydenham Road, London, SE26 5EN

Guide Price £275,000 to £325,000

Property Images



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Property Images



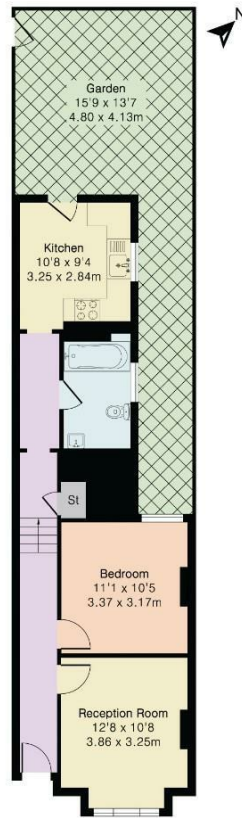
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Approximate Gross Internal Area 572 sq ft - 53 sq m

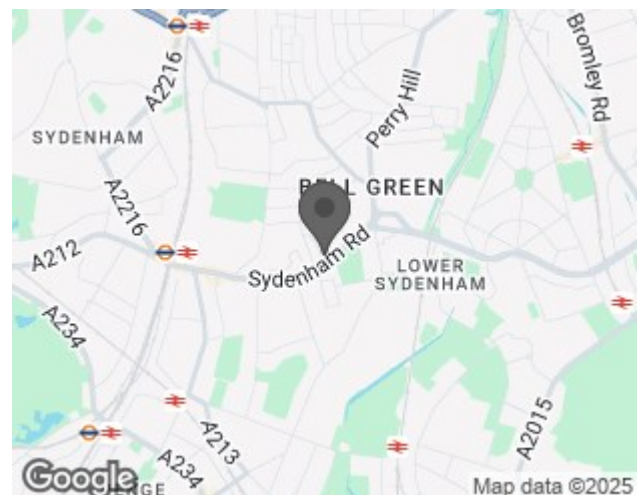


Ground Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Map



Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

Summary

SHARE OF FREEHOLD

Guide Price £275,000 - £300,000

This ground-floor one-bedroom period conversion and spanning approximately 572sqft is situated in the heart of Sydenham in an ideal location. The property offers a reception room, a double bedroom, a family bathroom, a separate kitchen and a shared back garden. This property is ideally price and is perfect for a First Time Buyer looking for their new home.

Sydenham Road offers a wealth of shops, restaurants, amenities, transport links, schools, parks and green spaces

Features

• GUIDE PRICE £275,000 TO £300,000 • PERIOD CONVERSION • IDEAL LOCATION • PRIVATE GARDEN • LONG LEASE • SEPARATE KITCHEN AND LIVING ROOM • PERIOD FEATURES • PERFECT FOR FIRST-TIME BUYERS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links, Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND B

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Here is what the owner had to say about the property:

Location of the flat is perfect - regular buses from right outside get you to the high street, to the station and Crystal Palace in minutes, with easy links onwards. The choice of 2 different stations served by different lines within a 10-15 minute walk has been really helpful in cutting down journey times.

The flat is big for a one-bed, and having my own entry and outdoor space is great, I love the high ceilings and separate kitchen - despite being so close to everything it feels nice and quiet when you're in.

THE LOCATION AND LOCAL CONVENIENCES

The property is approximately a quarter of a mile to many facilities.

The conveniences of Bell Green retail park and the Sainsbury's Savacentre is also approximately 0.2 miles away.

The retail Park is a recent addition to the Bell Green area and features stores such as Next, B&Q, Costa, Aldi, Currys and PC World, Halfords, Pets at Home, Mercedes Benz, Sports Direct and a drive through McDonalds.

TRAVEL

Local bus routes stop near the property in both directions, including the 194, 202 and 450 which provide quick access to the station, and further to Crystal Palace, Croydon, Catford and Blackheath

The property is located between two stations, Lower Sydenham (0.4mi) and Sydenham (0.6mi) which provide easy access to the city via frequent Southern, Southeastern and London Overground services.

Charing Cross 26 mins
London Bridge 20 mins
Canary Wharf 36 mins

Penge East serving Victoria and Catford on the Thameslink line are both easily reached by direct bus services.

LOCAL RECREATION:

The flat is close to a number of green spaces - Home Park, home to Sydenham Library, is just across the road, and Mayow Park, with cafe, tennis courts and cricket pitch is a short walk away. Both also provide outdoor gym equipment.

Crystal Palace Park, Beckenham Place Park and Linear Pool Park, which leads from Beckenham to Greenwich, are both within comfortable distances by foot or bus.

Sydenham High Street is home to two gyms and a yoga studio, and nearby Forest Hill provides further options.

Please contact Hunters for more information and to arrange your viewing.

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 994 years remaining (999 years from 2020)

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No